004.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,063,300 / 1,063,300
					USE VALUE:	1,063,300 / 1,063,300
					ASSESSED:	1,063,300 / 1,063,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	HERBERT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARRAS NICK--TRUSTEE
Owner 2:	C/O BETTY DAKOPOULOS
Owner 3:	
Street 1:	30 FLORENCE AVENUE
Street 2:	HERBERT ROAD REALTY TRUST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,546 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3437 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4546.000	610,800	7,400	445,100	1,063,300
Total Card	0.104	610,800	7,400	445,100	1,063,300
Total Parcel	0.104	610,800	7,400	445,100	1,063,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.35 | /Parcel: 309.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 004.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	611,000	7400	4,546.	445,100	1,063,500	1,063,500	Year End Roll	12/18/2019
2019	105	FV	458,700	7500	4,546.	472,900	939,100	939,100	Year End Roll	1/3/2019
2018	105	FV	458,700	7500	4,546.	345,000	811,200	811,200	Year End Roll	12/20/2017
2017	105	FV	432,200	7500	4,546.	300,400	740,100	740,100	Year End Roll	1/3/2017
2016	105	FV	432,200	7500	4,546.	255,900	695,600	695,600	Year End	1/4/2016
2015	105	FV	388,500	7600	4,546.	250,400	646,500	646,500	Year End Roll	12/11/2014
2014	105	FV	388,500	7600	4,546.	205,900	602,000	602,000	Year End Roll	12/16/2013
2013	105	FV	403,000	7600	4,546.	195,800	606,400	606,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 419

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARRAS NICK	31018-313		12/31/1999	Convenience		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/10/2008	342	Re-Roof	5,000			G9	GR FY09	
7/31/2001	517	New Wind	3,000	C				15 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

3926

GIS Ref

GIS Ref

Insp Date

10/14/17

!419!

PRINT

Date	Time
12/10/20	16:13:28

LAST REV

Date	Time
10/30/17	09:01:49

ekelly

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	3926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4546		Sq. Ft.	Site		0	80.	1.22	1									445,104						445,100	

Total AC/HA: 0.10436 | Total SF/SM: 4546 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 445,104 | Spl Credit | Total: 445,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08388424
Const Adj.:	0.98745072
Adj $ / SQ:	181.948
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750403
Depreciation:	139575
Depreciated Total:	610828

COMMENTS

20X20 WDK OVER GAR EST FBM A/C IN WINDOW.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
1	3	1	
Totals			
3	13	5	

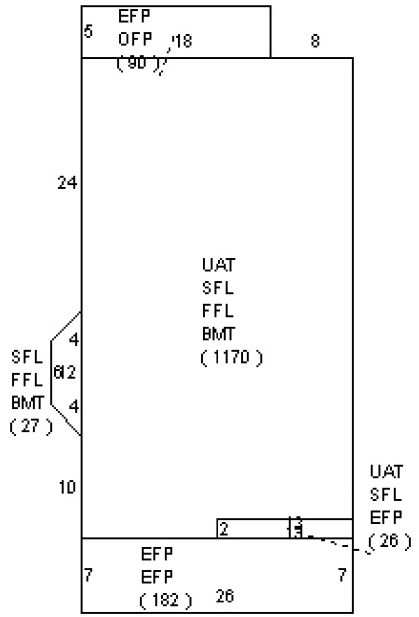
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.95
Special Features:	0	Val/Su Net:	136.16
Final Total:	610800	Val/Su SzAd	252.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,223	181.950	222,522
BMT	Basement	1,197	75.870	90,819
FFL	First Floor	1,197	181.950	217,792
EFP	Enclos Porch	480	32.480	15,592
UAT	Upper Attic	299	127.360	38,082
OFP	Open Porch	90	34.400	3,096

Net Sketched Area:	4,486			Total:	587,903
Size Ad	2420	Gross Are	5383	FinArea	3437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 004.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1925	21.25	T	40	105			5,100			5,100
22	Wood Deck	D	Y	1	400	A	AV	1980	8.50	T	31.2	105			2,300			2,300

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400